



## 11 Over Minnis New Ash Green

- Convenient Location for Local Amenities
- Terrace House Built By the Renowned Architect Eric Lyons (Span Ltd)
- Lounge Overlooking Rear Garden
- Kitchen/Diner
- Two Good Sized Double Bedrooms
- Downstairs Shower Room
- Secluded Rear Garden
- Garage

£325,000





A very unique terraced house built by the renowned architect Eric Lyons (Span Ltd), the property offers two large bedrooms.

Occupying an idyllic position in this quiet and well established neighbourhood and conveniently located for local amenities.

Offering the following living accommodation: entrance hallway, downstairs shower room, fitted kitchen/diner, lounge overlooking rear garden, upstairs there are two good size double bedrooms.

The property has gas central heating, double glazing, good size secluded rear garden and garage in block to the front.

New Ash Green benefits from local facilities which include local shops, doctor and dental surgeries, health clinic, primary school and nurseries, access to grammar and secondary schools, public library. Bus services to main line railway station at Longfield offering services to London. There are road links from this area giving access to A2/M2, A20/M20, M25 and Dartford Tunnel. The major features are the close proximity to Bluewater Shopping Complex and Ebbsfleet International Station with high speed link to Paris and St Pancras International Station.

Tenure: Freehold



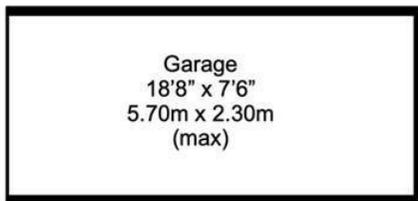


Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.

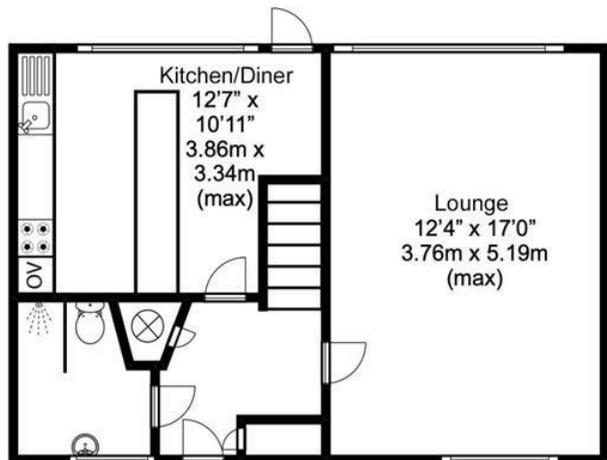




Garage  
18'8" x 7'6"  
5.70m x 2.30m  
(max)

Garage  
141 SQ.FT.  
13.11 SQ.M.

Approx. total  
floor area  
(Excl. Garage)  
814 SQ.FT.  
75.64 SQ.M.

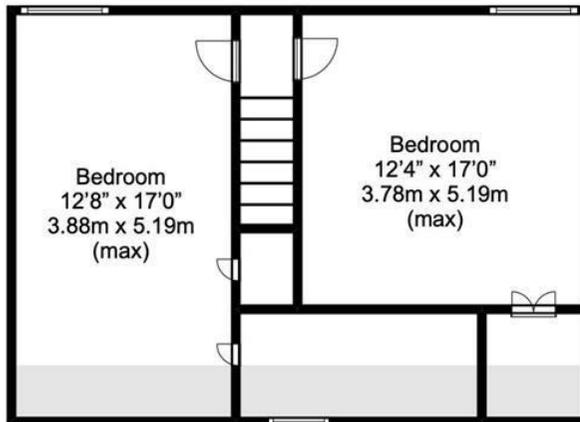


Kitchen/Diner  
12'7" x 10'11"  
3.86m x 3.34m  
(max)

Lounge  
12'4" x 17'0"  
3.76m x 5.19m  
(max)

↑  
IN

Ground Floor  
Approx. floor area  
433 SQ.FT.  
40.22 SQ.M.



Bedroom  
12'8" x 17'0"  
3.88m x 5.19m  
(max)

Bedroom  
12'4" x 17'0"  
3.78m x 5.19m  
(max)



Restricted head height  
Limited use area under 1.5m

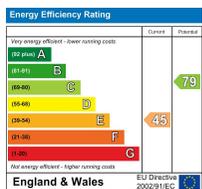
First Floor  
Approx. floor area  
381 SQ.FT.  
35.42 SQ.M.

**Disclaimer**

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Compass point should be considered inaccurate and checked.

Buyers are strongly advised to take their own measurements and compass bearing.

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Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

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